

*Randal Park Community
Development District*

Agenda

June 20, 2025

AGENDA

Randal Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 13, 2025

**Board of Supervisors
Randal Park Community
Development District**

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, June 20, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832**. Following is the advance agenda for the meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. Grau & Associates
4. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the May 16, 2025 Board of Supervisors Meeting
5. Acceptance of the Rankings of the Audit Committee Meeting and Authorizing Staff to Send a Notice of Intent to Award
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
 3. Reminder of Form 1 Filing Deadline – July 1st
 - C. Field Manager's Report
 1. Consideration of Proposal for Splash Pad Maintenance from Specialty Surfaces, LLC
 - D. Amenity Report
 1. Consideration of Proposal for Pool Chaise Straps from Leaders Holding Company
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – July 18, 2025

10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. M. Showe", with a stylized flourish extending from the end.

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS

Enclosures

AUDIT COMMITTEE MEETING

SECTION III

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

RANDAL PARK

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 14, 2025
5:00PM

Submitted to:

Randal Park
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 14, 2025

Randal Park Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Randal Park Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

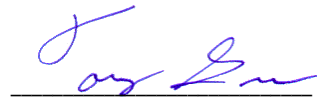
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



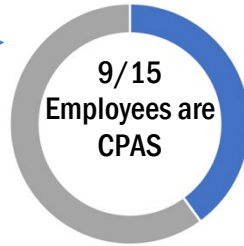
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

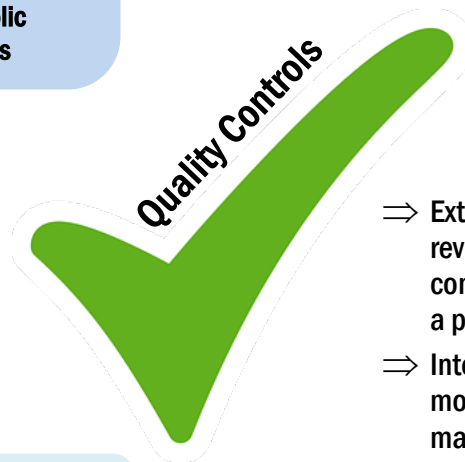
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

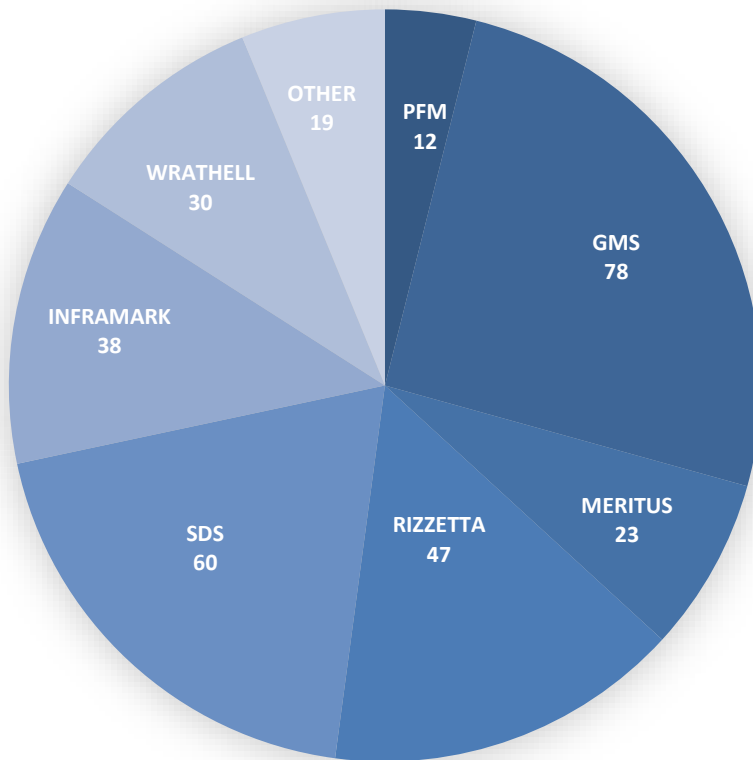
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,200
2026	\$4,300
2027	\$4,400
2028	\$4,500
2029	<u>\$4,600</u>
TOTAL (2025-2029)	<u>\$22,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Randal Park Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Randal Park CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Grau & Associates					2025- \$4,200 2026- \$4,300 2027- \$4,400 2028- \$4,500 2029- \$4,600		

BOARD OF SUPERVISORS MEETING

MINUTES

**MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **May 16, 2025** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson
Sean Masherella <i>by phone</i>	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco <i>by phone</i>	District Counsel
James Hoffman <i>by phone</i>	District Engineer
Jarett Wright	Field Operations
Alexandra Panagos	CALM
Katie O'Rourke	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Engineer's Report

Mr. Hoffman stated the only open item we discussed at the last meeting was some repairs or maintenance to be done on Randal Park Boulevard.

Mr. Hoffman left the telephone conference at this time.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the April 18, 2025
Board of Supervisors Meeting and Audit
Committee Meeting**

On MOTION by Ms. Cornelius seconded by Mr. Swendsen with all in favor the minutes of the April 18, 2025 board meeting were approved as presented and the audit committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2025-04 approves the proposed Fiscal Year 2026 budget and sets the public hearing for August 15, 2025 at 9:30 a.m. in the same location. The resolution directs staff to transmit the proposed budget to Orange County and the City of Orlando as well as post it on the CDD website. We have kept the assessments level this year.

On MOTION by Ms. Steuck seconded by Ms. Cornelius with all in favor Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing on August 15, 2025 at 9:30 a.m. was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Manager

1. Approval of Check Registers

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the check register was approved.

2. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

3. Presentation of Series 2015 Arbitrage Rebate Calculation Report

A copy of the series 2015 arbitrage rebate calculation report was included in the agenda package.

4. Presentation of Number of Registered Voters – 1,619

A copy of the letter from the supervisor of elections indicating there are 1,619 registered voters residing in the district was included in the agenda package.

C. Field Manager's Report

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package.

On MOTION by Ms. Steuck seconded by Ms. Asquith with all in favor staff was authorized to purchase three benches at \$3,000 per bench.

1. Consideration of Landscape Maintenance Formal RFP Bid Packet

On MOTION by Ms. Cornelius seconded by Ms. Steuck with all in favor staff was authorized to issue an RFP for landscape maintenance services.

D. Amenity Report

Ms. Panagos reviewed the amenity center report for April 2025, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – June 20, 2025

Mr. Showe stated the next meeting is scheduled for June 20, 2025 at 9:30 a.m. in the same location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 9:56 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION B

SECTION 1

Randal Park

Community Development District

Summary of Check Register

May 3, 2025 to June 11, 2025

Bank	Date	Check No.'s	Amount
<u>General Fund</u>			
	5/6/25	3457-3462	\$ 3,986.24
	5/9/25	3463-3473	\$ 17,514.86
	5/12/25	3474-3477	\$ 11,932.68
	5/27/25	3478-3497	\$ 81,365.76
	5/30/25	3498-3503	\$ 4,707.92
	6/5/25	3504-3507	\$ 4,797.00
			\$ 124,304.46
<u>Supervisor Fees</u>			
	May-25		
	Kathryn F. Steuck	50327	\$ 184.70
	Marcela L. Asquith	50328	\$ 184.70
	Sean D. Masherella	50329	\$ 184.70
	Stephany C. Cornelius	50330	\$ 184.70
	Christopher B. Swendser	50331	\$ 184.70
			\$ 923.50
Total Amount			\$ 125,227.96

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/06/25	00060	4/16/25 252069	202504 320-53800-34500	PDK CLOUD SERVICE SUB	*	54.00	
		4/22/25 252113	202504 320-53800-48000	REPAIR DOOR ACCESS	*	537.50	
				ACCESS CONTROL SYSTEMS LLC			591.50 003457
5/06/25	00169	4/24/25 40	202504 320-53800-12200	POOL ATTENDANTS - APR 25	*	615.00	
				COMMUNITY ASSOCIATION AND LIFESTYLE			615.00 003458
5/06/25	00129	4/25/25 42285135	202504 320-53800-46700	BATHROOM MATS CLEANING	*	352.91	
				CINTAS			352.91 003459
5/06/25	00015	4/25/25 27351	202504 310-51300-31200	ARBITRAGE SERIES 2015	*	600.00	
				GRAU & ASSOCIATES			600.00 003460
5/06/25	00209	4/24/25 INV20708	202504 320-53800-47600	SECURITY SVC 4/13-4/19	*	930.94	
				OFF DUTY MANAGEMENT, INC			930.94 003461
5/06/25	00061	3/20/25 148349	202503 320-53800-51000	LITTER BAGS/TRASH LINERS	*	895.89	
				PROPET DISTRIBUTORS, INC.			895.89 003462
5/09/25	00210	5/01/25 05012025	202505 300-36900-10200	DEPOSIT CK REFUND	*	250.00	
				ALEX SANTIAGO			250.00 003463
5/09/25	00199	5/06/25 05062025	202505 300-36900-10200	DEPOSIT CK REFUND	*	250.00	
				CAROLINE R. PALMIERI			250.00 003464
5/09/25	00169	5/01/25 41	202505 320-53800-12100	AMENITY MANAGEMENT APR25	*	8,410.83	
		5/01/25 41	202505 320-53800-51000	COFFEE SUPPLIES	*	21.84	
		5/01/25 41	202505 320-53800-49400	PREFILLED EASTER EGGS	*	449.73	
		5/01/25 41	202505 320-53800-51000	MAINTENANCE SUPPLIES	*	38.69	
		5/01/25 41	202505 320-53800-51000	IT SUPPLIES	*	23.78	
		5/01/25 41	202505 320-53800-48000	CLUBHOUSE FURN REPAIR	*	644.74	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		5/01/25 41	202505 320-53800-49400		*	15.57	
			POOL MUSIC				
		5/01/25 41	202505 320-53800-49400		*	44.82	
			TRASH PICK UP EVENT				
		5/01/25 41	202505 320-53800-47700		*	164.36	
			HAND SANITIZER WIPES				
				COMMUNITY ASSOCIATION AND LIFESTYLE			9,814.36 003465
5/09/25 00176		5/01/25 10876	202505 320-53800-46400		*	2,250.00	
			POOL MAINTENANCE - MAY 25				
				FIVE STAR PRO SERVICES			2,250.00 003466
5/09/25 00229		5/06/25 05062025	202505 300-36900-10200		*	250.00	
			DEPOSIT CK REFUND				
				MARLENE FUENTES			250.00 003467
5/09/25 00209		5/08/25 211308	202504 320-53800-47600		*	620.00	
			SECURITY 4/27/25-5/3/25				
				OFF DUTY MANAGEMENT, INC			620.00 003468
5/09/25 00061		5/06/25 148753	202505 320-53800-51000		*	630.15	
			LITTER BAGS/LINER BAGS				
				PROPET DISTRIBUTORS, INC.			630.15 003469
5/09/25 00230		5/01/25 05012025	202505 300-36900-10200		*	250.00	
			DEPOSIT CK REFUND				
				RESHMA SHARMA			250.00 003470
5/09/25 00049		5/01/25 359386	202505 320-53800-34500		*	34.95	
			SECURITY MONITORING MAY25				
				SYNERGY FL			34.95 003471
5/09/25 00038		4/03/25 315966	202504 320-53800-46300		*	1,195.00	
			REPLACE FILTER GRIDS				
		4/03/25 316044	202504 320-53800-46300		*	676.95	
			MOTOR REPLACEMENT				
		4/22/25 316816	202504 320-53800-46300		*	517.45	
			REPAIR SHOWER LEAK				
				SPIES POOL, LLC			2,389.40 003472
5/09/25 00048		4/30/25 79786	202504 320-53800-48000		*	776.00	
			REPAIR EXISTING GFI				
				TERRY'S ELECTRIC INCORPORATED			776.00 003473
5/12/25 00001		5/01/25 838	202505 310-51300-34000		*	4,167.00	
			MANAGEMENT FEES MAY 25				

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/25 838	202505 310-51300-35200		*	111.33	
		WEBSITE ADMIN MAY 25					
		5/01/25 838	202505 310-51300-35100		*	167.00	
		INFORMATION TECH MAY 25					
		5/01/25 838	202505 310-51300-31300		*	918.75	
		DISSEMINATION SVC MAY 25					
		5/01/25 838	202505 310-51300-51000		*	.42	
		OFFICE SUPPLIES					
		5/01/25 838	202505 310-51300-42000		*	133.44	
		POSTAGE					
		5/01/25 838	202505 310-51300-42500		*	15.45	
		COPIES					
		5/01/25 839	202505 320-53800-12000		*	1,744.42	
		FIELD MANAGEMENT MAY 25					
		5/01/25 839	202505 320-53800-49000		*	47.85	
		SPONGES/SCREWS/CONCRETE					
		5/01/25 839	202505 320-53800-48000		*	110.16	
		HOSE CLUBHOUSE/FOUNTAIN					
		5/01/25 840	202505 320-53800-12300		*	2,835.92	
		FACILITY MANAGEMENT MAY25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			10,251.74 003474
5/12/25 00231		5/01/25 05012025	202505 300-36900-10200		*	250.00	
		DEPOSIT CHECK REFUND					
				LUDMILA TORREALBA			250.00 003475
5/12/25 00025		5/08/25 140216	202504 310-51300-31500		*	500.00	
		GENERAL COUNSEL APR 25					
				LATHAM LUNA EDEN & BEAUDINE LLP			500.00 003476
5/12/25 00209		5/01/25 INV20937	202504 320-53800-47600		*	930.94	
		SECURITY 4/20/25-4/27/25					
				OFF DUTY MANAGEMENT, INC			930.94 003477
5/27/25 00031		4/30/25 227898	202504 320-53800-47000		*	319.98	
		LAKE MAINTENANCE APR 25					
		4/30/25 227898	202504 320-53800-47000		*	61.45	
		LAKE MAINT DOWN APR 25					
		4/30/25 227898	202504 320-53800-47000		*	56.16	
		MAINT AC1 RETENT APR 25					
		4/30/25 227898	202504 320-53800-47000		*	107.01	
		MAINT AC2 RETENT APR 25					
		4/30/25 227898	202504 320-53800-47000		*	398.40	
		MAINT 4 RET PONDS APR 25					
		5/15/25 228174	202505 320-53800-47000		*	319.98	
		LAKE MAINTENANCE MAY 25					

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/15/25 228174	202505 320-53800-47000		*	61.45	
			LAKE MAINT DOWN MAY 25				
		5/15/25 228174	202505 320-53800-47000		*	56.16	
			MAINT AC1 RETENT MAY 25				
		5/15/25 228174	202505 320-53800-47000		*	107.01	
			MAINT AC2 RETENT MAY 25				
		5/15/25 228174	202505 320-53800-47000		*	398.40	
			MAINT 4 RET PONDS MAY 25				
				APPLIED AQUATIC MANAGMENT, INC.			1,886.00 003478
5/27/25 00185		5/01/25 49435	202505 320-53800-46700		*	2,070.00	
			CLEANING SERVICES MAY 25				
				B&T BUILDING SERVICES, INC			2,070.00 003479
5/27/25 00237		5/20/25 151211	202505 320-53800-47200		*	6,373.14	
			REPLACE SOD AT DOG PARK				
				BLADE RUNNERS COMMERCIAL			6,373.14 003480
5/27/25 00129		5/09/25 42299945	202505 320-53800-46700		*	354.56	
			MAT CLEANING MAY 25				
				CINTAS			354.56 003481
5/27/25 00176		4/30/25 10878	202504 320-53800-46300		*	567.90	
			POOL CHEMICALS				
				FIVE STAR PRO SERVICES			567.90 003482
5/30/25 00176		4/30/25 10878	202504 320-53800-46300		V	567.90-	
			POOL CHEMICALS				
				FIVE STAR PRO SERVICES			567.90-003482
5/27/25 00046		5/16/25 36173A	202505 320-53800-46900		*	217.30	
			FOUNTAIN REPAIRS				
				FOUNTAIN DESIGN GROUP, INC.			217.30 003483
5/27/25 00238		5/14/25 252555	202505 320-53800-34500		*	120.00	
			WI-PAK FEE MAY 25				
				GUARDIAN ACCESS SOLUTIONS LLC			120.00 003484
5/27/25 00236		5/20/25 05202025	202505 300-36900-10200		*	250.00	
			RETURN DEPOSIT CHECK				
				LUCIA JAMES			250.00 003485
5/27/25 00118		5/14/25 05142025	202505 300-36900-10200		*	250.00	
			RETURN DEPOSIT CHECK				
				MA GIRLIE SENO-ALO			250.00 003486
				RAND RANDAL PARK BOH			

*** CHECK DATES 05/03/2025 - 06/11/2025 ***
 RANDAL PARK CDD
 BANK A RANDAL PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/27/25	00209	5/16/25 INV21433	202505 320-53800-47600		*	930.00	
		SECURITY 5/4/25-5/11/25					
		5/22/25 INV21691	202505 320-53800-47600		*	930.94	
		SECURITY 5/11/25-5/17/25					
				OFF DUTY MANAGEMENT, INC			1,860.94 003487
5/27/25	00234	5/20/25 05202025	202505 300-36900-10200		*	250.00	
		RETURN DEPOSIT CHECK					
				OLIVIA CUASAY-BORBON			250.00 003488
5/27/25	00003	4/30/25 11577793	202504 310-51300-48000		*	241.93	
		NOT BOS MTG 4/10/25					
		4/30/25 11577793	202504 310-51300-48000		*	260.68	
		NOT ANNUAL AUD MTG 04/23					
				ORLANDO SENTINEL COMMUNICATIONS			502.61 003489
5/27/25	00033	5/20/25 05202025	202505 300-20700-10300		*	13,803.53	
		FY25 ASSESS TSFR SER2012					
				RANDAL PARK CDD C/O WELLS FARGO			13,803.53 003490
5/27/25	00110	5/20/25 05202025	202505 300-20700-10300		*	20,577.71	
		FY25 ASSESS TSFR SER2015					
				RANDAL PARK CDD C/O WELLS FARGO			20,577.71 003491
5/27/25	00111	5/20/25 05202025	202505 300-20700-10300		*	4,108.72	
		FY25 ASSESS TSFR SER2018					
				RANDAL PARK CDD C/O WELLS FARGO			4,108.72 003492
5/27/25	00232	5/14/25 05142025	202505 300-36900-10200		*	250.00	
		RETURN DEPOSIT CHECK					
				RACHEL DE GUIA			250.00 003493
5/27/25	00233	5/14/25 05142025	202505 300-36900-10200		*	250.00	
		RETURN DEPOSIT CHECK					
				SARA JIMENEZ			250.00 003494
5/27/25	00038	3/18/25 22088	202503 320-53800-46300		*	750.00	
		POOL CHEMICALS					
		5/16/25 317491	202505 320-53800-46300		*	232.00	
		POOL CHEMICALS					
				SPIES POOL, LLC			982.00 003495
5/27/25	00235	5/20/25 05202025	202505 300-36900-10200		*	250.00	
		RETURN DEPOSIT CHECK					
				YESSICA DIAZ			250.00 003496
				RAND RANDAL PARK BOH			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/27/25	00066	5/15/25 915008	202505 320-53800-46200	LANDSCAPE MAINT MAY 25	*	27,009.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			27,009.25 003497
5/30/25	00043	5/20/25 77974816	202505 320-53800-46800	PEST CONTROL MAY 25	*	60.48	
				ARROW ENVIRONMENTAL SERVICES			60.48 003498
5/30/25	00169	5/27/25 196	202505 320-53800-12200	POOL ATTENDANT MAY 25	*	1,503.00	
				COMMUNITY ASSOCIATION AND LIFESTYLE			1,503.00 003499
5/30/25	00129	5/23/25 42314480	202505 320-53800-46700	BATHROOM MATS CLEANING	*	354.56	
				CINTAS			354.56 003500
5/30/25	00176	4/30/25 10878	202504 320-53800-46300	POOL CHEMICALS	*	530.75	
		5/27/25 10909	202505 320-53800-46400	FECAL INCIDENT	*	280.00	
				FIVE STAR PRO SERVICES			810.75 003501
5/30/25	00001	4/30/25 841	202504 320-53800-12300	POTHOLE REPAIR	*	1,229.13	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,229.13 003502
5/30/25	00038	5/18/25 22355	202505 320-53800-46300	POOL CHEMICALS	*	750.00	
				SPIES POOL, LLC			750.00 003503
6/05/25	00198	5/30/25 05302025	202505 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				ADRIANO LEAL			250.00 003504
6/05/25	00239	5/30/25 05302025	202505 300-36900-10200	REFUND DEPOSIT CHECK	*	250.00	
				KELLY GARNER			250.00 003505
6/05/25	00209	5/30/25 INV21976	202505 320-53800-47600	SECURITY 5/18/25-5/24/25	*	930.00	
		6/04/25 INV22055	202505 320-53800-47600	SECURITY 5/25/25-5/31/25	*	930.00	
				OFF DUTY MANAGEMENT, INC			1,860.00 003506
6/05/25	00038	5/14/25 317425	202505 320-53800-46300	INSPECTED POOLL PUMPS	*	320.00	

RAND RANDAL PARK BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/20/25	317530	202505 320-53800-46300			*	625.00	
		INSTALL NEW CHLORINATOR					
5/21/25	317565	202505 320-53800-46300			*	392.00	
		INSTALL NEW SHOWER KIT					
5/30/25	317911	202505 320-53800-46300			*	1,100.00	
		INSTALL NEW MOTOR					
SPIES POOL, LLC							2,437.00 003507
-----							-----
TOTAL FOR BANK A						124,304.46	
TOTAL FOR REGISTER						124,304.46	

SECTION 2

Randal Park
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

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6	<u>Debt Service Fund Series 2015</u>
7	<u>Debt Service Fund Series 2018</u>
8	<u>Combined Capital Project Funds</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>

Randal Park
Community Development District
Combined Balance Sheet
May 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 210,646	\$ -	\$ -	\$ -	\$ 210,646
Due from Colonial Properties	\$ 4,861	\$ -	\$ -	\$ -	\$ 4,861
Due from General Fund	\$ -	\$ 0	\$ 20	\$ -	\$ 20
Investments:					
State Board of Administration (SBA)	\$ 823,838	\$ 401,741	\$ -	\$ -	\$ 1,225,579
Series 2012					
Reserve	\$ -	\$ -	\$ 403,892	\$ -	\$ 403,892
Revenue	\$ -	\$ -	\$ 500,575	\$ -	\$ 500,575
Interest	\$ -	\$ -	\$ 16	\$ -	\$ 16
Prepayment	\$ -	\$ -	\$ 1,257	\$ -	\$ 1,257
Sinking Fund	\$ -	\$ -	\$ 56	\$ -	\$ 56
Series 2015					
Reserve	\$ -	\$ -	\$ 599,290	\$ -	\$ 599,290
Revenue	\$ -	\$ -	\$ 697,867	\$ -	\$ 697,867
Interest	\$ -	\$ -	\$ 24	\$ -	\$ 24
Construction	\$ -	\$ -	\$ -	\$ 496	\$ 496
Series 2018					
Reserve	\$ -	\$ -	\$ 59,256	\$ -	\$ 59,256
Revenue	\$ -	\$ -	\$ 81,451	\$ -	\$ 81,451
Interest	\$ -	\$ -	\$ 9	\$ -	\$ 9
Cap Interest	\$ -	\$ -	\$ 2,884	\$ -	\$ 2,884
Construction	\$ -	\$ -	\$ -	\$ 54	\$ 54
Cost of Issuance	\$ -	\$ -	\$ -	\$ 8	\$ 8
Prepaid Expenses	\$ 5,705	\$ -	\$ -	\$ -	\$ 5,705
Total Assets	\$ 1,045,049	\$ 401,742	\$ 2,346,597	\$ 558	\$ 3,793,945
Liabilities:					
Accounts Payable	\$ 4,797	\$ -	\$ -	\$ -	\$ 4,797
Total Liabilities	\$ 4,797	\$ -	\$ -	\$ -	\$ 4,797
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,705	\$ -	\$ -	\$ -	\$ 5,705
Restricted for:					
Debt Service	\$ -	\$ -	\$ 2,346,597	\$ -	\$ 2,346,597
Capital Project	\$ -	\$ -	\$ -	\$ 558	\$ 558
Assigned for:					
Capital Reserve Fund	\$ -	\$ 401,742	\$ -	\$ -	\$ 401,742
Unassigned	\$ 1,034,547	\$ -	\$ -	\$ -	\$ 1,034,547
Total Fund Balances	\$ 1,040,252	\$ 401,742	\$ 2,346,597	\$ 558	\$ 3,789,148
Total Liabilities & Fund Balance	\$ 1,045,049	\$ 401,742	\$ 2,346,597	\$ 558	\$ 3,793,945

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,151,680	\$ 1,151,680	\$ 1,109,772	\$ (41,908)
Colonial Properties Contribution	\$ 55,607	\$ 37,072	\$ 37,904	\$ 832
Interest Income	\$ -	\$ -	\$ 5,838	\$ 5,838
Miscellaneous Revenue	\$ 1,000	\$ 1,000	\$ 1,890	\$ 890
Activities	\$ 5,000	\$ 3,333	\$ 2,520	\$ (813)
Rentals	\$ 9,000	\$ 9,000	\$ 10,760	\$ 1,760
Total Revenues	\$ 1,222,287	\$ 1,202,085	\$ 1,168,684	\$ (33,401)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,400	\$ 600
FICA Expense	\$ 918	\$ 612	\$ 566	\$ 46
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,700	\$ (100)
Trustee Fees	\$ 12,500	\$ 9,833	\$ 9,833	\$ -
Dissemination Agent	\$ 11,025	\$ 7,350	\$ 7,350	\$ -
Arbitrage	\$ 1,800	\$ 1,200	\$ 600	\$ 600
Engineering	\$ 10,000	\$ 6,667	\$ 120	\$ 6,547
Attorney	\$ 20,000	\$ 13,333	\$ 8,535	\$ 4,798
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 50,004	\$ 33,336	\$ 33,336	\$ -
Information Technology	\$ 2,004	\$ 1,336	\$ 1,336	\$ -
Website Maintenance	\$ 1,336	\$ 891	\$ 891	\$ 0
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 1,000	\$ 667	\$ 712	\$ (45)
Insurance	\$ 8,094	\$ 8,094	\$ 8,688	\$ (594)
Printing & Binding	\$ 1,500	\$ 1,000	\$ 207	\$ 793
Legal Advertising	\$ 2,250	\$ 1,500	\$ 1,241	\$ 259
Other Current Charges	\$ 1,500	\$ 1,000	\$ 330	\$ 670
Office Supplies	\$ 200	\$ 133	\$ 4	\$ 129
Property Appraiser	\$ 800	\$ 533	\$ -	\$ 533
Property Taxes	\$ 300	\$ 300	\$ 325	\$ (25)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 147,671	\$ 106,192	\$ 91,915	\$ 14,277
<u>Operations & Maintenance</u>				
Contract Services:				
Field Management	\$ 20,933	\$ 13,955	\$ 13,955	\$ (0)
Mitigation Monitoring	\$ 19,200	\$ 12,800	\$ 9,600	\$ 3,200
Landscape Maintenance	\$ 330,404	\$ 220,270	\$ 216,074	\$ 4,196
Lake Maintenance	\$ 11,640	\$ 7,760	\$ 7,544	\$ 216
Security Patrol	\$ 41,250	\$ 27,500	\$ 25,652	\$ 1,848
Repairs & Maintenance				
Facility Maintenance	\$ 34,031	\$ 22,687	\$ 23,916	\$ (1,229)
Repairs & Maintenance	\$ 30,000	\$ 20,000	\$ 11,330	\$ 8,670
Operating Supplies	\$ 9,800	\$ 6,533	\$ 5,408	\$ 1,125
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 23,901	\$ (8,901)
Irrigation Repairs	\$ 10,000	\$ 6,667	\$ 4,044	\$ 2,623
Fountain Repairs	\$ 3,000	\$ 2,000	\$ 587	\$ 1,413
Pressure Washing	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
Subtotal Operations & Maintenance	\$ 534,259	\$ 364,172	\$ 351,012	\$ 13,160

Randal Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Utilities				
Utilities - Common Area	\$ 33,000	\$ 22,000	\$ 17,412	\$ 4,588
Streetlighting	\$ 121,000	\$ 80,667	\$ 68,923	\$ 11,744
Amenity Center				
Amenity Management	\$ 100,930	\$ 67,287	\$ 67,287	\$ (0)
Pool Attendants	\$ 15,500	\$ 10,333	\$ 3,558	\$ 6,775
Pool Permit	\$ 550	\$ 550	\$ 615	\$ (65)
Cable TV/Internet/Telephone	\$ 4,857	\$ 3,238	\$ 2,470	\$ 768
Utilities - Amenity Center	\$ 25,641	\$ 17,094	\$ 11,329	\$ 5,765
Refuse Service	\$ 3,168	\$ 2,112	\$ 1,890	\$ 222
Amenity Center Access Cards	\$ 1,000	\$ 667	\$ -	\$ 667
HVAC Maintenance	\$ 574	\$ 383	\$ 223	\$ 159
Special Events	\$ 15,000	\$ 10,000	\$ 14,544	\$ (4,544)
Holiday Decorations	\$ 9,500	\$ 9,500	\$ 9,931	\$ (431)
Security Monitoring	\$ 2,345	\$ 1,564	\$ 1,618	\$ (54)
Janitorial Services	\$ 26,250	\$ 17,500	\$ 18,886	\$ (1,386)
Pool Maintenance	\$ 30,240	\$ 20,160	\$ 18,280	\$ 1,880
Pool Chemicals & Repairs	\$ 19,450	\$ 19,450	\$ 32,070	\$ (12,620)
Fitness Repairs & Maintenance	\$ -	\$ -	\$ 424	\$ (424)
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 7,197	\$ (2,197)
Pest Control	\$ 11,500	\$ 7,667	\$ 2,316	\$ 5,350
Other				
Property Insurance	\$ 55,019	\$ 55,019	\$ 45,279	\$ 9,740
Contingency	\$ 34,032	\$ 22,688	\$ 660	\$ 22,028
Subtotal Amenity Center	\$ 514,556	\$ 372,877	\$ 324,913	\$ 47,964
Total Operations & Maintenance	\$ 1,048,815	\$ 737,049	\$ 675,925	\$ 61,124
Total Expenditures	\$ 1,196,486	\$ 843,241	\$ 767,840	\$ 75,401
Excess (Deficiency) of Revenues over Expenditures	\$ 25,802	\$ 358,843	\$ 400,843	\$ 42,000
<u>Other Financing Sources/(Uses):</u>				
Transfer Out - Capital Reserve	\$ (25,802)	\$ (25,802)	\$ (25,802)	\$ -
Total Other Financing Sources/(Uses)	\$ (25,802)	\$ (25,802)	\$ (25,802)	\$ -
Net Change in Fund Balance	\$ -	\$ 333,041	\$ 375,041	\$ 42,000
Fund Balance - Beginning	\$ -		\$ 665,210	
Fund Balance - Ending	\$ -		\$ 1,040,252	

Randal Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues				
Interest	\$ 8,614	\$ 8,614	\$ 12,244	\$ 3,630
Total Revenues	\$ 8,614	\$ 8,614	\$ 12,244	\$ 3,630
Expenditures:				
Capital Outlay	\$ 25,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 25,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (16,386)	\$ 8,614	\$ 12,244	\$ 3,630
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 25,802	\$ 25,802	\$ 25,802	\$ 0
Total Other Financing Sources (Uses)	\$ 25,802	\$ 25,802	\$ 25,802	\$ 0
Net Change in Fund Balance	\$ 9,416	\$ 34,416	\$ 38,046	\$ 3,630
Fund Balance - Beginning	\$ 328,863		\$ 363,696	
Fund Balance - Ending	\$ 338,278		\$ 401,742	

Randal Park
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	396,407	396,407	380,963	(15,444)
Interest Income	20,042	20,042	23,797	3,755
Total Revenues	416,449	416,449	404,761	(11,689)
Expenditures:				
Interest - 11/01	138,016	138,016	138,169	(153)
Principal - 11/01	125,000	125,000	135,000	(10,000)
Principal - 2/01	-	-	10,000	(10,000)
Interest - 5/01	134,188	134,188	133,575	613
Principal - 5/01	-	-	10,000	(10,000)
Total Expenditures	397,203	397,203	426,744	(29,541)
Excess (Deficiency) of Revenues over Expenditures	19,246	19,246	(21,983)	(41,230)
Fund Balance - Beginning	491,322		927,779	
Fund Balance - Ending	510,569		905,796	

Randal Park
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	589,600	589,600	567,924	(21,676)
Interest Income	27,333	27,333	32,780	5,447
Total Revenues	616,934	616,934	600,704	(16,230)
Expenditures:				
Interest - 11/01	195,068	195,068	200,009	(4,941)
Principal Payment - 11/01	185,000	185,000	190,000	(5,000)
Interest - 05/01	191,030	191,030	190,865	165
Total Expenditures	571,098	571,098	580,874	(9,776)
Excess (Deficiency) of Revenues over Expenditures	45,836	45,836	19,830	(26,006)
Net Change in Fund Balance	45,836	45,836	19,830	(26,006)
Fund Balance - Beginning	641,940		1,277,371	
Fund Balance - Ending	687,776		1,297,201	

Randal Park
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	117,674	117,674	113,397	(4,277)
Interest Income	2,496	2,496	4,005	1,510
Total Revenues	120,169	120,169	117,402	(2,768)
Expenditures:				
Interest - 11/01	41,068	41,068	41,068	-
Principal - 5/01	35,000	35,000	35,000	-
Interest - 5/01	41,068	41,068	41,068	-
Total Expenditures	117,135	117,135	117,135	-
Excess (Deficiency) of Revenues over Expenditures	3,034	3,034	267	(2,768)
Net Change in Fund Balance	3,034	3,034	267	(2,768)
Fund Balance - Beginning	77,664		143,333	
Fund Balance - Ending	80,698		143,600	

Randal Park
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Series	Series	
	2015	2018	Total
Revenues			
Interest Income	14	2	16
Total Revenues	14	2	16
Expenditures:			
Capital Outlay	-	-	-
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	14	2	16
Fund Balance - Beginning	481	60	542
Fund Balance - Ending	496	62	558

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,714	\$ 3,124	\$ -	\$ -	\$ -	\$ -	5,838
Special Assessments - Tax Roll	\$ -	\$ 40,837	\$ 133,331	\$ 32,182	\$ 797,737	\$ 65,474	\$ 12,755	\$ 27,456	\$ -	\$ -	\$ -	\$ -	1,109,772
Colonial Properties Contribution	\$ 4,409	\$ 4,388	\$ 4,876	\$ 4,861	\$ 4,875	\$ 4,835	\$ 4,800	\$ 4,861	\$ -	\$ -	\$ -	\$ -	37,904
Miscellaneous Revenue	\$ 80	\$ 20	\$ -	\$ 45	\$ 345	\$ 1,210	\$ 60	\$ 130	\$ -	\$ -	\$ -	\$ -	1,890
Activities	\$ 500	\$ 1,120	\$ -	\$ 470	\$ -	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	2,520
Rentals	\$ 1,250	\$ 3,250	\$ 760	\$ 500	\$ 500	\$ 4,250	\$ 500	\$ (250)	\$ -	\$ -	\$ -	\$ -	10,760
Total Revenues	\$ 6,239	\$ 49,615	\$ 138,967	\$ 38,057	\$ 803,457	\$ 75,770	\$ 18,545	\$ 32,196	\$ -	\$ -	\$ -	\$ -	1,168,684
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 1,800	\$ -	\$ 2,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	7,400
FICA Expense	\$ 61	\$ 61	\$ -	\$ 138	\$ -	\$ 153	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	566
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,700
Trustee Fees	\$ 4,583	\$ -	\$ 3,000	\$ -	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,833
Dissemination Agent	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ 919	\$ -	\$ -	\$ -	\$ -	7,350
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120
Attorney	\$ 1,773	\$ 701	\$ 1,510	\$ 2,122	\$ 1,332	\$ 597	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	8,535
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Management Fees	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ 4,167	\$ -	\$ -	\$ -	\$ -	33,336
Information Technology	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	1,336
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	891
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 56	\$ 15	\$ 101	\$ 86	\$ 31	\$ 170	\$ 119	\$ 133	\$ -	\$ -	\$ -	\$ -	712
Insurance	\$ 8,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,688
Printing & Binding	\$ 12	\$ 90	\$ 23	\$ 3	\$ 20	\$ 32	\$ 12	\$ 15	\$ -	\$ -	\$ -	\$ -	207
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 739	\$ -	\$ 503	\$ -	\$ -	\$ -	\$ -	\$ -	1,241
Other Current Charges	\$ 42	\$ -	\$ 42	\$ 42	\$ 51	\$ 45	\$ 62	\$ 46	\$ -	\$ -	\$ -	\$ -	330
Office Supplies	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	4
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 27,120	\$ 7,357	\$ 10,160	\$ 9,556	\$ 7,537	\$ 15,312	\$ 8,236	\$ 6,636	\$ -	\$ -	\$ -	\$ -	91,915

Randal Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Contract Services:													
Field Management	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ 1,744	\$ -	\$ -	\$ -	\$ -	13,955
Mitigation Monitoring	\$ -	\$ -	\$ 4,800	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,600
Landscape Maintenance	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ 27,009	\$ -	\$ -	\$ -	\$ -	216,074
Lake Maintenance	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ 943	\$ -	\$ -	\$ -	\$ -	7,544
Security Patrol	\$ -	\$ -	\$ 4,096	\$ 5,888	\$ 3,878	\$ 3,724	\$ 4,345	\$ 3,721	\$ -	\$ -	\$ -	\$ -	25,652
Facility Maintenance	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 2,836	\$ 4,065	\$ 2,836	\$ -	\$ -	\$ -	\$ -	23,916
Repairs & Maintenance	\$ -	\$ 423	\$ 3,169	\$ 735	\$ 6,434	\$ -	\$ 569	\$ -	\$ -	\$ -	\$ -	\$ -	11,330
Operating Supplies	\$ 668	\$ 838	\$ 311	\$ 822	\$ 831	\$ 944	\$ 279	\$ 714	\$ -	\$ -	\$ -	\$ -	5,408
Landscape Replacement	\$ 4,321	\$ -	\$ 7,750	\$ -	\$ -	\$ -	\$ 5,456	\$ 6,373	\$ -	\$ -	\$ -	\$ -	23,901
Irrigation Repairs	\$ -	\$ -	\$ 1,749	\$ 320	\$ -	\$ -	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	4,044
Fountain Repairs	\$ -	\$ -	\$ 185	\$ -	\$ -	\$ 185	\$ -	\$ 217	\$ -	\$ -	\$ -	\$ -	587
Pressure Washing	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,000
Subtotal Operations & Maintenance	\$ 46,521	\$ 33,794	\$ 54,594	\$ 45,098	\$ 43,676	\$ 37,385	\$ 46,386	\$ 43,558	\$ -	\$ -	\$ -	\$ -	351,012
Utilities													
Utilities - Common Area	\$ 3,254	\$ 1,623	\$ 936	\$ 1,777	\$ 2,877	\$ 1,810	\$ 1,616	\$ 3,517	\$ -	\$ -	\$ -	\$ -	17,412
Streetlighting	\$ 8,586	\$ 8,593	\$ 8,593	\$ 8,593	\$ 8,639	\$ 8,639	\$ 8,639	\$ 8,639	\$ -	\$ -	\$ -	\$ -	68,923
Amenity Center													
Amenity Management	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ 8,411	\$ -	\$ -	\$ -	\$ -	67,287
Pool Attendants	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 615	\$ 1,503	\$ -	\$ -	\$ -	\$ -	3,558
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	615
Cable TV/Internet/Telephone	\$ 658	\$ -	\$ 658	\$ 329	\$ -	\$ 345	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ -	2,470
Utilities - Amenity Center	\$ 1,528	\$ 1,070	\$ 985	\$ 1,462	\$ 1,873	\$ 1,900	\$ 1,331	\$ 1,180	\$ -	\$ -	\$ -	\$ -	11,329
Refuse Service	\$ 223	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ 238	\$ -	\$ -	\$ -	\$ -	1,890
Amenity Center Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
HVAC Maintenance	\$ -	\$ -	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223
Special Events	\$ 438	\$ 2,995	\$ 7,810	\$ 372	\$ 107	\$ 1,196	\$ 1,116	\$ 510	\$ -	\$ -	\$ -	\$ -	14,544
Holiday Decorations	\$ -	\$ 9,472	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,931
Security Monitoring	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 209	\$ 155	\$ -	\$ -	\$ -	\$ -	1,618
Janitorial Services	\$ 2,834	\$ 1,956	\$ 2,376	\$ 1,896	\$ 2,442	\$ 2,174	\$ 2,428	\$ 2,779	\$ -	\$ -	\$ -	\$ -	18,886
Pool Maintenance	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,530	\$ -	\$ -	\$ -	\$ -	18,280
Pool Chemicals & Repairs	\$ 4,314	\$ 1,287	\$ 982	\$ 9,603	\$ 3,015	\$ 5,548	\$ 3,902	\$ 3,419	\$ -	\$ -	\$ -	\$ -	32,070
Fitness Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 95	\$ 164	\$ -	\$ -	\$ 164	\$ -	\$ -	\$ -	\$ -	424
Amenity Repairs & Maintenance	\$ 395	\$ 303	\$ 763	\$ -	\$ 958	\$ 2,546	\$ 1,477	\$ 755	\$ -	\$ -	\$ -	\$ -	7,197
Pest Control	\$ 60	\$ 60	\$ 60	\$ 60	\$ 1,260	\$ 578	\$ 175	\$ 60	\$ -	\$ -	\$ -	\$ -	2,316
Other													
Property Insurance	\$ 45,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,279
Contingency	\$ 514	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48	\$ -	\$ -	\$ -	\$ -	660
Subtotal Amenity Center	\$ 79,794	\$ 38,565	\$ 34,272	\$ 35,979	\$ 32,445	\$ 36,445	\$ 33,264	\$ 34,150	\$ -	\$ -	\$ -	\$ -	324,913
Total Operations & Maintenance	\$ 126,315	\$ 72,359	\$ 88,866	\$ 81,077	\$ 76,121	\$ 73,830	\$ 79,649	\$ 77,708	\$ -	\$ -	\$ -	\$ -	675,925
Total Expenditures	\$ 153,436	\$ 79,716	\$ 99,026	\$ 90,632	\$ 83,658	\$ 89,142	\$ 87,885	\$ 84,344	\$ -	\$ -	\$ -	\$ -	767,840
Excess (Deficiency) of Revenues over Expenditures	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (13,373)	\$ (69,340)	\$ (52,148)	\$ -	\$ -	\$ -	\$ -	400,843
Other Financing Sources/Uses:													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(25,802)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,802)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(25,802)
Net Change in Fund Balance	\$ (147,197)	\$ (30,101)	\$ 39,941	\$ (52,575)	\$ 719,798	\$ (39,175)	\$ (69,340)	\$ (52,148)	\$ -	\$ -	\$ -	\$ -	375,041

Randal Park
Community Development District
Long Term Debt Report

Series 2012 Special Assessment Bonds	
Interest Rate:	(5.75% , 6.125% , 6.875%)
Maturity Date:	11/1/2042
Maximum Annual Debt Service :	\$397,203
Reserve Fund Requirement	\$397,203
Reserve Fund Balance	\$403,892
Bonds Outstanding - 05/17/2012	\$5,115,000
Less : November 1, 2013 (Mandatory)	(\$65,000)
Less : November 1, 2014 (Mandatory)	(\$70,000)
Less : November 1, 2015 (Mandatory)	(\$70,000)
Less : November 1, 2016 (Mandatory)	(\$75,000)
Less : November 1, 2017 (Mandatory)	(\$80,000)
Less : November 1, 2018 (Mandatory)	(\$85,000)
Less : November 1, 2019 (Mandatory)	(\$90,000)
Less : November 1, 2020 (Mandatory)	(\$95,000)
Less : November 1, 2020 (Special Call)	(\$15,000)
Less : August 1, 2021 (Special Call)	(\$5,000)
Less : November 1, 2021 (Mandatory)	(\$90,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$90,000)
Less : November 1, 2023 (Mandatory)	(\$115,000)
Less : November 1, 2024 (Mandatory)	(\$135,000)
Less : February 1, 2025 (Special Call)	(\$10,000)
Less : May 1, 2025 (Special Call)	(\$10,000)
Current Bonds Outstanding	\$4,010,000

Series 2015 Special Assessment Bonds	
Interest Rate:	(4.25% , 5% , 5.2%)
Maturity Date:	11/1/2045
Maximum Annual Debt Service :	\$596,080
Reserve Fund Requirement	\$596,080
Reserve Fund Balance	\$599,290
Bonds Outstanding - 03/18/2015	\$9,055,000
Less : November 1, 2016 (Mandatory)	(\$145,000)
Less : November 1, 2017 (Mandatory)	(\$150,000)
Less : February 1, 2018 (Special Call)	(\$15,000)
Less : November 1, 2018 (Mandatory)	(\$155,000)
Less : November 1, 2018 (Special Call)	(\$20,000)
Less : February 1, 2019 (Special Call)	(\$20,000)
Less : August 1, 2019 (Special Call)	(\$5,000)
Less : November 1, 2019 (Mandatory)	(\$155,000)
Less : November 1, 2020 (Mandatory)	(\$165,000)
Less : November 1, 2021 (Mandatory)	(\$170,000)
Less : February 1, 2022 (Special Call)	(\$5,000)
Less : August 1, 2022 (Special Call)	(\$5,000)
Less : November 1, 2022 (Mandatory)	(\$180,000)
Less : August 1, 2023 (Special Call)	(\$5,000)
Less : November 1, 2023 (Mandatory)	(\$185,000)
Less : November 1, 2024 (Mandatory)	(\$190,000)
Current Bonds Outstanding	\$7,485,000

Series 2018 Special Assessment Bonds	
Interest Rate:	(4.100% , 4.500% , 5.050% , 5.200%)
Maturity Date:	5/1/2049
Maximum Annual Debt Service :	\$117,674
Reserve Fund Requirement	\$58,837
Reserve Fund Balance	\$59,256
Bonds Outstanding - 11/30/2018	\$1,770,000
Less : May 1, 2020 (Mandatory)	(\$30,000)
Less : May 1, 2021 (Mandatory)	(\$30,000)
Less : May 1, 2022 (Mandatory)	(\$30,000)
Less : May 1, 2023 (Mandatory)	(\$30,000)
Less : May 1, 2024 (Mandatory)	(\$30,000)
Less : May 1, 2025 (Mandatory)	(\$35,000)
Current Bonds Outstanding	\$1,585,000

Total Bonds Outstanding	\$13,080,000
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Randal Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	1,225,189.89	\$	420,584.22	\$	626,988.89	\$	125,190.00	\$	2,397,953.00
Net Assessments	\$	1,151,678.50	\$	395,349.17	\$	589,369.56	\$	117,678.60	\$	2,254,075.82

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	51.09%	17.54%	26.15%	5.22%	100.00%
								O&M Portion	Series 2012 Debt Service	Series 2015 Debt Service	Series 2018 Debt Service	Total
11/6/24	1	05/12-10/26/24	\$9,101.15	\$0.00	-\$477.82	\$0.00	\$8,623.33	\$4,405.93	\$1,512.47	\$2,254.73	\$450.20	\$8,623.33
11/13/24	2	10/26-11/01/24	\$18,016.48	\$0.00	-\$720.67	\$0.00	\$17,295.81	\$8,836.98	\$3,033.56	\$4,522.31	\$902.96	\$17,295.81
11/22/24	3	11/02-11/07/24	\$56,953.28	(\$708.28)	-\$2,237.50	\$0.00	\$54,007.50	\$27,594.14	\$9,472.54	\$14,121.25	\$2,819.57	\$54,007.50
12/04/24	4	11/08-11/15/24	\$119,431.49	\$0.00	-\$4,777.31	\$0.00	\$114,654.18	\$58,580.45	\$20,109.54	\$29,978.44	\$5,985.75	\$114,654.18
12/11/24	5	11/16-11/19/24	\$59,021.11	\$0.00	-\$2,360.87	\$0.00	\$56,660.24	\$28,949.51	\$9,937.81	\$14,814.86	\$2,958.06	\$56,660.24
12/11/25	5	11/16-11/19/24	\$0.00	\$0.00	\$0.00	\$1,264.75	\$1,264.75	\$646.20	\$221.83	\$330.69	\$66.03	\$1,264.75
12/18/24	6	11/20-11/25/24	\$92,060.22	\$0.00	-\$3,682.47	\$0.00	\$88,377.75	\$45,154.98	\$15,500.84	\$23,107.99	\$4,613.94	\$88,377.75
01/13/25	7	11/26-11/28/24	\$65,610.46	\$0.00	-\$2,624.46	\$0.00	\$62,986.00	\$32,181.54	\$11,047.30	\$16,468.85	\$3,288.31	\$62,986.00
02/12/25	8	12/1/24	\$1,626,395.53	\$0.00	-\$65,056.65	\$0.00	\$1,561,338.88	\$797,737.33	\$273,847.94	\$408,240.75	\$81,512.86	\$1,561,338.88
03/14/25	9	11/29-12/03/24	\$133,419.08	\$0.00	-\$5,272.24	\$0.00	\$128,146.84	\$65,474.26	\$22,476.06	\$33,506.35	\$6,690.17	\$128,146.84
04/11/25	10	12/04-12/08/24	\$25,904.90	\$0.00	-\$940.93	\$0.00	\$24,963.97	\$12,754.88	\$4,378.51	\$6,527.29	\$1,303.29	\$24,963.97
05/13/25	11	12/09-12/31/24	\$55,502.24	\$0.00	-\$1,765.66	\$0.00	\$53,736.58	\$27,455.71	\$9,425.02	\$14,050.42	\$2,805.43	\$53,736.58
TOTAL			\$ 2,261,415.94	\$ (708.28)	\$ (89,916.58)	\$ 1,264.75	\$ 2,172,055.83	\$ 1,109,771.91	\$ 380,963.42	\$ 567,923.93	\$ 113,396.57	\$ 2,172,055.83

96%	Net Percent Collected
\$82,019.99	Balance Remaining to Collect

SECTION C

Randal Park CDD

Field Management Report



June 20th, 2025

Jarett Wright

Field Manager

GMS

Site Items

Landscaping Updates

- ✚ The landscaping formal bid packet was generated and will be available on June 23rd, 2025, at 09:00 a.m.
- ✚ Irrigation frequency is being adjusted to account for increased rainfall to avoid over saturation.
- ✚ The Hildreth dog park sod is almost fully established and is in good health. Anticipated to reopen soon.
- ✚ Damage to the Warlow Creek park turf has been annotated. Recommend exploring a landscape redesign of this area.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 1



Price Quotation

SPECIALTY SURFACES, LLC.

3899 Mannix Dr. Suite 424
Naples, FL 34114-5411
Phone 239-352-7151
Fax 239-352-7153

Date: 06/05/25
Quote Expiration Date: 09/03/25

Sales Rep: Nikki Barney
Email: nbarney@specialtysurfacesllc.com
Cell: (407) 925-7873

specialtysurfacesllc.com

Contact Name: Alexandra Penagos Customer Name: GMS-Govt Management Services Street Address: 6200 Lee Vista Blvd City, ST. & Zip Orlando FL 32822 Office: 407-841-5524 x 114 Cell: Email: apenagos@gmscfl.com	Site Contact: 0 Job Name: Randal Park Deep Clean and Roll-Coat Street Address: 8730 Randal Park Blvd City, ST. & Zip Orlando FL 32832 Office: Cell: Email:
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Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
Deep Clean AquaFlex Porous			816		\$500.00
Roll Coat Surface with AF HC Binder			816		\$2,356.00
Terms: 50% Due upon acceptance / 50% to be paid upon completion					TOTAL: \$2,856.00

Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.
 Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.
 Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.
 Department of Health Variance AND FEES may be required and is the sole responsibility of the Owner or General Contractor.
 Price is not inclusive of on site storage or container fees unless otherwise noted above.
 Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.
 Sales Tax is NOT included unless noted above.
 The price reflected in this quote is valid for 60 days from date of this quote as noted above.
 All Permits and/or fees are the sole responsibility of the Owner or General Contractor.
 Customer is responsible to provide an adequate dumpster on site if required.
 New concrete at a 4 inch average thickness requires a 28 day minimum cure time before installation
 Specialty Surfaces and AquaFlex material is NOT responsible for puddles or the positive slope for drainage. Concrete slab must have required slope for features drainage.

BUY THE BEST, IT WILL OUTLAST THE REST

SECTION D

Randal Park
May 2025

RANDAL



PARK

Randal Park
Amenity Report
May 2025

FACILITY REPORT

Pool, Gym and Randal House Clubhouse

- The BBQ areas are opened (9am - 8pm) Daily
- Gym (24/7)
- Pool (7am - 8pm)
- Randal House Clubhouse (10am - 6pm) Mon - Fri
- Onsite office staff is open from (9am - 5pm) Mon - Fri
- Pool attendant is onsite Saturdays and Sundays.

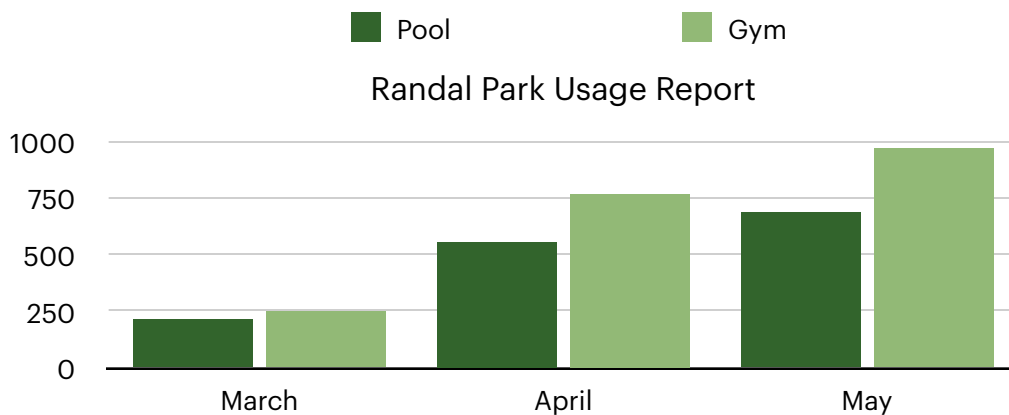
May Randal House Rentals: 12

May Events:

- * Jewelry Workshop, Friday, May 2, 2025
- * Community Garage Sale, Saturday, May 3, 2025

June Events:

- * Kids Art Workshop June 20, 2025



Jewelry Workshop
Friday, May 2nd
6:00pm- 8:30pm
Total Guest Participation: 18



Clubhouse Updates Before



After



SECTION 1

06/11/2025

Ship To:
 RANDAL PARK CDD
 8730 Randal Park Blvd
 Orlando FL 32832-4972
 United States
 (407) 579-4545

		Delivery Method	Expires*
		White Glove, Red Carpet Delivery	06/21/2025
Location	Sales Rep	Sales Rep 2	
Orlando Downtown Showroom	Wendy Araujo		

Quantity	Item	Item	Options	Each	Amount
120	Placeholder Sku for Non-Configurable Tropitone Product			\$32.00	\$3,840.00

Thank you for the opportunity to earn your business! Estimated Dates Subject to Change.

Subtotal	\$3,840.00
Discount	
Tax (0%)	\$0.00
Shipping Cost	\$211.20
Total	\$4,051.20

- This is a quote, and may require more information for actual sale.
- Quotes given during a sale expire at the end of the sale period. All other quotes expire 10 days from issue.
- Sales Tax is quoted on the fulfillment location. If the fulfillment location changes sales tax may change. The customer is liable for all Sales Tax on the final transaction.
- Price increases happen from time to time. If a manufacturer increases prices the quote is void.



From: leaders@leadersfurniture.com system@sent-via.netsuite.com
Subject: Leaders Holding Company Gift certificate code
Date: April 7, 2025 at 2:18 PM
To: apenagos@gmscfl.com



Dear Randal Park CDD,

This gift certificate for \$1,500.00 is redeemable at [Leaders Holding Company](#). When you check out, simply enter EORWIN4 in the Gift Certificate field.

Congratulations! You have won our Grand Re-Opening Raffle for a \$1,500 gift card. This gift card code can be applied to any purchase made at one of our Leaders showrooms. We thank you for visiting our rejuvenated Orlando showroom and look forward to seeing you soon!

From,
Leaders Furniture
apenagos@gmscfl.com